

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NALBACH MARILYN P TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MARILYN P NALBACH REVOCABLE T			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	310,400	310,400	
1112 CARESWELL ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	446,500	446,500		
MARSHFIELD MA 02050		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1260 Total Acres .71 Chapter Lan GIS ID F_870005_2834099			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,800	2,800	
						Total		759,700	759,700	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NALBACH MARILYN P TT		50029 0123	07-11-2018	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	
NALBACH MARILYN P		43793 0076	11-05-2013	Q	I	425,000	00	2023	1010	231,400	2022	1010	195,000	
COTTER GEORGE R		42923 0005	04-11-2013	U	I	330,000	1		1010	479,700		1010	305,900	
BENNETT RAYMOND		35078 0311	09-14-2007	U	I	1	1A		1010	1,900		1010	1,900	
						Total		713,000	Total		502,800	Total		487,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	310,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,800
Appraised Land Value (Bldg)	446,500
Special Land Value	0
Total Appraised Parcel Value	759,700
Valuation Method	C
Total Appraised Parcel Value	759,700

BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									11-05-2020	SJT	10		20	Field Review
									09-23-2014	SJD	9	1	06	Inspection Only
									04-09-2014	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									01-02-2008	BSB		1	00	Measure & Listed

LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Family	RC	Primary	30,928 SF	10.77	1.00000	5	1.00	0060	1.341		1.0000	14.44	446,500
Total Card Land Units					0.71 AC	Parcel Total Land Area					0.71	Total Land Value			446,500

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	04	Cape Cod			Bsmt Area	840			
Model	01	Residential			Bsmt Type	04			
Grade	05	Ave/Good			Unfin Area	0.00	Full		
Stories	1.5				<b>CONDO DATA</b>				
Occupancy	1				Parcel Id		C		Own
Exterior Wall 1	14	Wood Shingle						B	S
Exterior Wall 2					Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable			Condo Flr				
Roof Cover	03	Asphalt			Condo Unit				
Interior Wall 1	05	Drywall			<b>COST / MARKET VALUATION</b>				
Interior Wall 2									
Interior Floor 1	12	Hardwood							
Interior Floor 2					Net Other Adj			335,800	
Heat Fuel	03	Gas			Replace Cost			13,000	
Heat Type	04	Forced Air-Duc			Year Built			348,800	
AC Type	01	None			Effective Year Built			1953	
Bedrooms	3				Depreciation Code			2010	
Full Baths	2				Remodel Rating			R	
Half Baths	0				Year Remodeled			11	
Extra Fixtures	0				Depreciation %			11	
Total Rooms	5				Functional Obsol				
Bath Style	02	Average			External Obsol				
Kitchen Style	02	Average			Trend Factor			1.000	
Extra Kitchens	0				Condition				
Fireplaces	0				Condition %				
Extra Openings	0				Percent Good			89	
Gas Fireplaces	0				Cns Sect Rcnld			310,400	
Sq Ft Fin Bsmt	0				Dep % Ovr				
FBM Quality					Dep Ovr Comment				
Foundation	05	Conc Block			Misc Imp Ovr				
Bsmt Garage	0				Misc Imp Ovr Comment				
Bsmt Area	840				Cost to Cure Ovr				
					Cost to Cure Ovr Comment				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	192	21.00	1980	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	840	840	840	233.52	196,156
BSM	Basement	0	840	168	46.70	39,231
FHS	Finished Half Story	420	840	420	116.76	98,078
WDK	Deck	0	100	10	23.35	2,335
Ttl Gross Liv / Lease Area		1,260	2,620	1,438		335,800

FHS  
BAS  
BSM

WDK

10

10

28

30

